

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Montgomery

State: AL

PJ's Total HOME Allocation Received: \$20,172,663

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	7			
% of Funds Committed	99.92 %	93.31 %	1	91.92 %	100		99
% of Funds Disbursed	91.69 %	80.96 %	1	82.65 %	89		88
Leveraging Ratio for Rental Activities	3.61	1.88	1	4.67	34		42
% of Completed Rental Disbursements to All Rental Commitments***	94.75 %	86.69 %	3	81.09 %	52		47
% of Completed CHDO Disbursements to All CHDO Reservations***	76.72 %	68.55 %	3	68.72 %	60		58
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	44.99 %	76.59 %	6	79.93 %	4		4
% of 0-30% AMI Renters to All Renters***	22.49 %	45.42 %	5	44.94 %	12		14
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	78.05 %	92.06 %	6	94.87 %	5		5
Overall Ranking:			In State:	4 / 7	Nationally:	28	33
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,581	\$21,289		\$25,717	369	Units	52.40 %
Homebuyer Unit	\$19,672	\$19,961		\$14,669	316	Units	44.90 %
Homeowner-Rehab Unit	\$16,731	\$16,959		\$20,391	19	Units	2.70 %
TBRA Unit	\$0	\$4,820		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$58,400	\$82,126	\$16,731
State:*	\$69,592	\$76,897	\$20,508
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.75

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.4	4.1	5.3	0.0	Single/Non-Elderly:	29.5	57.3	15.8	0.0
Black/African American:	89.2	95.9	94.7	0.0	Elderly:	13.9	2.2	63.2	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	37.8	22.2	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	11.8	15.2	5.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	6.9	3.2	15.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.9	19.3	63.2	0.0	Section 8:	10.8	0.3 [#]		
2 Persons:	25.0	23.4	15.8	0.0	HOME TBRA:	0.0			
3 Persons:	27.4	37.3	10.5	0.0	Other:	2.8			
4 Persons:	12.5	13.0	10.5	0.0	No Assistance:	86.5			
5 Persons:	2.8	4.1	0.0	0.0					
6 Persons:	1.4	2.2	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			82	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery

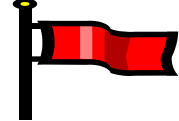
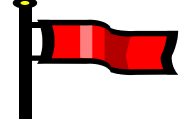
State: AL

Group Rank: 28
(Percentile)

State Rank: 4 / 7 PJs

Overall Rank: 33
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	94.75	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	76.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	44.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	78.05	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.38	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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